

152.0

0008

0008.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
948,600 / 948,600  
948,600 / 948,600  
948,600 / 948,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		GRAND VIEW RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KRUGER TRACY ANN	
Owner 2: HAWKINS KENNETH JUNIOR	
Owner 3:	

Street 1: 98 GRAND VIEW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARMICHAEL SANDRA L/TRUSTEE -

Owner 2: SANDRA L CARMICHAEL REVOCABLE -

Street 1: 100 GRAND VIEW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 2423 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4450.000	505,800		442,800	948,600		101179
							GIS Ref
							GIS Ref
							Insp Date
							05/02/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	414,000	0	4,450.	442,800	856,800	856,800	Year End Roll	12/18/2019
2019	101	FV	307,800	0	4,450.	415,100	722,900	722,900	Year End Roll	1/3/2019
2018	101	FV	299,000	0	4,450.	343,200	642,200	642,200	Year End Roll	12/20/2017
2017	101	FV	299,000	0	4,450.	315,500	614,500	614,500	Year End Roll	1/3/2017
2016	101	FV	299,000	0	4,450.	287,800	586,800	586,800	Year End	1/4/2016
2015	101	FV	291,800	0	4,450.	282,300	574,100	574,100	Year End Roll	12/11/2014
2014	101	FV	290,700	0	4,450.	262,400	553,100	553,100	Year End Roll	12/16/2013
2013	101	FV	290,700	0	4,450.	249,600	540,300	540,300		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMICHAEL SAND	74634-186	1	5/8/2020		1,250,000	No	No		
CARMICHAEL QUEN	59817-470		8/22/2012	Convenience		1	No	No	
	12714-224		10/16/1974		45,000	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2018	1594	New Wind	8,825	C				
1/13/2014	26	Redo Bat	11,950	C				
5/13/2011	442	Addition	120,000					12X16 ADDITION & 1
5/17/1993	179		6,000					12 FT ADD TO KITCH

## ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
5/2/2018	MEAS&NOTICE	BS	Barbara S
5/12/2014	External Ins	PC	PHIL C
2/10/2014	Info Fm Prmt	EMK	Ellen K
1/15/2009	Measured	336	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Entry Denied	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath: 1	Rating: Very Good	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	WDK 12	
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID								16			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Average	A Kits:	Rating:	Fpl: 1 Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1	Level FY LR DR D K FR RR BR FB HB L O	FFL 12	FFL			
GENERAL INFORMATION				CONDO INFORMATION	Total Units:	Location:	Upper	Upper	Lvl 2	Lvl 1	Lower	Totals RM: 10 BR: 5 Baths: 1 HB: 1	14	16	1		
Grade: C+ - Average (+)	Year Blt: 1939	Eff Yr Blt:	Alt LUC:	% Own:	Floor:	REMODELING	RES BREAKDOWN	FFL	24	UAT	SFL	FFL	BMT	8 2 FFL			
Jurisdct: G13	Fact: .	Const Mod:	Lump Sum Adj:	Name:	Phys Cond: VG - Very Good 4.6 %	Exterior:	No Unit RMS BRS FL	10	16	16	16	31	4				
<b>INTERIOR INFORMATION</b>				Functional:	Interior:	1	10 5 M	DEPRECIATION				CALC SUMMARY					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Economic:	Additions:	1	10 5 M	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:	Basic \$ / SQ: 125.00			
Sec Int Wall:	Prim Floors: 3 - Hardwood	Sec Floors:	Total: 4.6 %	Special:	Override:	1	10 5 M	1.12727273	1.03939605	146.460	105350	1.10	NBHD Inf: 1.00000000	Size Adj.: 1.12727273			
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 3 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	Adj \$ / SQ: 1.00	Adj Total: 530161	Depreciation: 24387	Depreciated Total: 505773	WtAv\$/SQ: 1.00	AvRate: 1.00	Ind.Val: 161.11	Comparative Sales		
# Heat Sys: 1	% Heated: 100	% AC: 100	Solar HW: NO	Central Vac: NO	% Com Wall	% Sprinkled:	PARCEL ID	Net Sketched Area: 3,642	Total: 376,614	Sub Area Detail	IMAGE						
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	Size Ad: 2200	Gross Are: 4200	FinArea: 2423	AssessPro Patriot Properties, Inc					
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:	Total Special Features:								Total:							